

**City of St. Charles, Illinois**

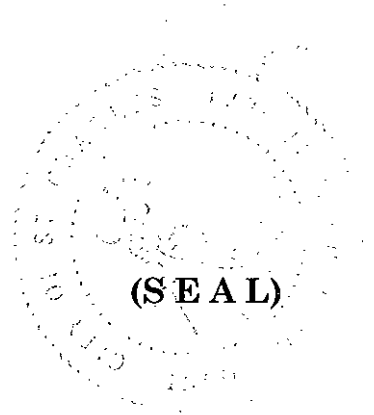
**Ordinance No. 2004-M-65**

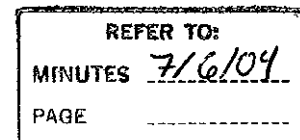
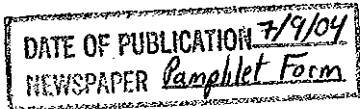
**An Ordinance Amending Chapter 15.101,  
"Administration, Enforcement, Fees and Penalties,"  
of the St. Charles Municipal Code**

**Adopted by the  
City Council  
of the  
City of St. Charles  
July 6, 2004**

**Published in pamphlet form by  
authority of the City Council  
of the City of St. Charles,  
Kane and Du Page Counties,  
Illinois, July 9, 2004**

  
\_\_\_\_\_  
City Clerk





ORDINANCE NO. 2004-M- 65

PRESENTED AND PASSED BY THE  
CITY COUNCIL ON July 6, 2004

AN ORDINANCE AMENDING CHAPTER 15.101 "ADMINISTRATION,  
ENFORCEMENT, FEES AND PENALTIES" OF THE ST. CHARLES  
MUNICIPAL CODE

WHEREAS, the standard code known as the International Building Code has been updated by the International Code Council Inc.; and

WHEREAS, the Building and Zoning Commissioner has provided notice to the Illinois Building Commission regarding the proposed changes to regulations regarding construction related activities within the City of St. Charles, as provided by 20 ILCS 3918/55; and

WHEREAS, not less than three copies of the 2003 International Building Code, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, as referenced in this Ordinance, have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days prior to the passage and approval of this Ordinance; and

WHEREAS, the City Council finds it to be in the interest of City of St. Charles to periodically update codes regulating the construction and alteration of buildings and structures.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS AS FOLLOWS:

**Section 1.** That the provisions of Chapter 15.101 "Administration, Enforcement, Fees and Penalties" of Title 15, "Buildings and Construction" of the St. Charles Municipal Code shall be deleted in their entirety, and the following provisions shall be substituted therefor:

**"15.101.010 Administration Provisions Adopted**

The provisions of Chapter 1, "Administration" of the 2003 International Building Code issued by the International Code Council, Inc. 4051 West Flossmoor Road, Country Club Hills IL 60478, not less than three (3) copies of which have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty days, are hereby adopted as the administrative provisions of the St. Charles Building Code as described herein, with the following amendments:

**Section 101: Amend Sections 101.1, 101.2, 101.4.1, and 101.4.4 to read as follows:**

**101.1 Title.** Chapters 15.04, 15.08, 15.20, 15.36 and 15.101 of Title 15 of the St. Charles Municipal Code, including the state and national codes adopted therein by reference, shall be known and may be cited as the "St. Charles Building Code," hereinafter referred to as "this Code."

**101.2 Scope.** The provisions of this Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building and structure and any appurtenances connected or attached to such buildings or structures, except as such matters are otherwise more specifically provided for in other ordinances or statutes.

**101.4.1 Electrical.** The provisions of the 2002 edition of the National Electrical Code, NFPA 70, issued by the National Fire Protection Association, Inc., One Batterymarch Park, Quincy, Massachusetts, 02269 (hereinafter sometimes referred to as the "NEC"), with amendments as contained in Section 15.04.040, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto. Where the 2003 IBC refers to the ICC Electrical Code, the NEC shall be substituted.

**101.4.4 Plumbing.** The provisions of the 1998 Edition of the Illinois Plumbing Code compiled by the Illinois Department of Public Health, with amendments as adopted in Section 15.04.050, shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of Section 13.12.235 "Private sewage disposal systems requirements generally" of the St. Charles Municipal Code shall apply to private sewage disposal systems. Where the 2003 IBC refers to the International Plumbing Code, the Illinois Plumbing Code as adopted in Section 15.04.050 shall be substituted.

***Section 102: Amend Section 102.2 to read as follows and add sections 102.7 and 102.8, as follows:***

**102.2 Other laws.** The provisions of this Code shall not be deemed to nullify any provisions of local, state or federal law. The provisions of this Code shall apply whether or not the property as defined in the Condominium Property Act (765 ILCS 605/1 et seq.), is subject to the act.

**102.7 Matters Not Provided For.** Any requirement essential for structural, fire or sanitary safety or an existing or proposed building or structure, or essential for the safety of the occupants thereof, and which is not specifically covered by this Code, shall be determined by the Building and Zoning Commissioner.

**102.8 Other Chapters.** When the provisions specified in this Code for health, safety and welfare are more restrictive than other provisions of the St. Charles Municipal Code, this Code shall control; when the other provisions of the St. Charles Municipal

Code are more restrictive than the provisions of this Code, the other provisions of the St. Charles Municipal Code shall control.

***Section 103: Delete all of Section 103 and substitute a new Section 103, "Building and Zoning Division" therefor:***

**Section 103 Building and Zoning Division**

**103.1 Building and Zoning Division.** The Building and Zoning Division is created within the Department of Community Development and the executive official in charge thereof shall be known as the Building and Zoning Commissioner.

**103.2 Organization.** The Building and Zoning Commissioner shall request employment of technical assistants, inspectors and other employees as shall be necessary for the administration of this Code and as authorized by the Director of Community Development.

**103.3 Assistant(s) to Building and Zoning Commissioner.** The Building and Zoning Commissioner, subject to the approval of the Director of Community Development, may designate an employee(s) as his assistant(s) who shall exercise all the powers of the Building and Zoning Commissioner during his temporary absence or disability.

**103.4 Conflict of Interest.** The Building and Zoning Commissioner or any of his employees shall not be engaged in or directly or indirectly connected with the furnishing of labor, materials or appliances for the construction, alteration or maintenance of any building within the City, or the preparation of plans or of specifications therefor, unless he or she is the owner of the building; nor shall such officer or employee engage in any work which could conflict with his official duties or with the interests of the City, without the consent and/or direction of the Director of Community Development.

**103.7 Interdepartmental Cooperation.** The assistance and cooperation of the police, fire, finance and public works departments shall be available to the Building and Zoning Commissioner as required in the performance of his duties."

***Section 105: Amend paragraphs 105.3.2 and 105.4 to read as follows, and add paragraphs 105.8 and 105.9, as follows:***

**105.3.2 Time Limitation of Application.** An application for a permit for any proposed work shall be deemed to have been abandoned ninety days after date of filing, unless such application has been diligently prosecuted or a permit shall have been issued; except that for reasonable cause, the Building and Zoning Commissioner may grant one or more extensions of time for additional periods not exceeding ninety days each. The extension shall be requested in writing and reasonable cause demonstrated.

**105.4 Validity of Permit.** Every permit shall become invalid unless the work authorized by such permit is commenced within ninety days after its issuance, or if work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced; provided, that, for cause, one or more extension of time, for period not exceeding ninety days each, may be allowed by application, in writing, to the Building and Zoning Commissioner. Lack of request for inspections shall constitute abandonment of work. In no case shall a permit be valid for a longer period of time than two years.

**105.8 Transfer of Permit.** A permit may not be transferred by the person to whom it is issued, to another person, without the written approval of the Building and Zoning Commissioner.

**105.9 Failure to Obtain a Permit.** If any person commences any work on a building or structure before obtaining the necessary permit from the building department, he shall be subject to the penalty prescribed in this chapter. Where work is commenced before a permit is obtained, the permit fees set forth in Section 15.101.150 shall be doubled.

***Section 106: Add Sections 106.1.4, 106.2.1, 106.6, 106.6.1, 106.7, and 106.8 as follows:***

**106.1.4 Copies.** The Building Commissioner shall establish the number of copies of construction documents that are required for review by City officials and outside review agencies, and may require the applicant to submit the necessary number of copies prior to commencing review.

**106.2.1 Surveys.** All required boundary line surveys shall be made by a land surveyor licensed in Illinois. Upon completion of the foundation and prior to any construction beyond the foundation stage, a survey verifying the elevation of the top of the foundation, front, both sides, and the rear setbacks from their respective lot lines, signed and sealed by a registered Illinois land surveyor, shall be submitted to and approved by the Building and Zoning Commissioner.

**106.6 Special Professional Services.** When applications for unusual designs or magnitude of construction are filed, or where code reference standards and/or an applicable appendix require special architectural or engineering review or inspections, the Building and Zoning Commissioner may require one or both of the following special professional services:

1. Full-time project representation by an architect or engineer in addition to that which is otherwise required. The project representative shall keep daily records and submit reports in writing as may be required by the Building and Zoning Commissioner.

2. Review of plans, specifications, calculations, or other information submitted by the permit applicant, by an architect or engineer selected by the Building and Zoning Commissioner.

**106.6.1 Determination of Special Requirement and Costs.** The special professional service requirement shall be determined prior to the issuance of the building permit and shall be a requisite for the permit issuance. Refusal by the applicant to provide such service as required by the Building and Zoning Commissioner shall result in the denial of the permit. All fees and costs related to the performance of special professional services shall be borne by the applicant and shall be paid prior to issuance of the final certificate of occupancy."

**106.7 Certificate of Compliance with Code.** It is unlawful for any architect or structural engineer or professional engineer or other person permitted under the laws of the state to make drawings and plans, to prepare or submit to the Building and Zoning Commissioner, for his approval, any final drawings or plans for a structure which does not comply with the requirements of this Code. All drawings and plans submitted to the Building and Zoning Commissioner for approval for any building or structure, shall be accompanied by a certificate of the architect or structural engineer or professional engineer preparing such drawings and plans, that the drawings and plans comply with the requirements of this Code.

**106.8 Licensed Professionals.** When it is required that plans be prepared by a licensed professional, no plans shall be approved for permit unless such plans are signed and sealed by an architect licensed to practice architecture, as provided by the Illinois Architectural Act, or by a structural engineer licensed to practice professional engineering, as provided by the Illinois Structural Engineer Act, or by a registered engineer licensed to practice professional engineering as provided by the Illinois Professional Engineering Act; provided, however, that the person who signs and seals such plans shall be permitted to do so within the limitations of the particular act under which he is licensed to practice, and; provided further, that plans for installations which involve the design of or changes in the supporting structure or which materially affect the structural loadings must be signed and sealed by an architect or structural engineer duly licensed as aforesaid.

***Section 109: Delete Section 109.3.5 "Lath and gypsum board inspections" (including the Exception paragraph), and amend Section 109.5 "Inspection Requests" to read as follows:***

**109.5 Inspection Requests.** It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code. At least twenty-four hours' notice shall be given to the Building and Zoning Division by the permit holder for each required inspection.

***Section 110: Add Section 110.5, as follows:***

**110.5 Grading Survey and As-Built Elevation Certification.**

1. Requirement: This section applies to single and multi-family dwelling units and commercial structures. A topographical survey of the construction site, as finally graded, prepared, and certified by a professional land surveyor or a registered professional engineer, shall be submitted to demonstrate compliance with approved plans, and that adequate provisions for drainage have been constructed. This topographical survey shall depict the location of the structure and the grade elevations designed for the site. The "as-built" elevation contours shall be at one (1) foot increments minimum and shall provide sufficient detail to adequately determine the proper final grading of a parcel as determined by the City Engineer or his designee. Additionally, a registered professional engineer shall certify the final grading of the site is in substantial compliance with the approved grading plans.

2. Weather Conditions: When weather conditions prohibit the final grading of the site in accordance with the approved plans or prevents a survey from certifying the same, the City Engineer or his/her designee may allow occupancy provided the following conditions are met.

a. The site/building may be occupied safely without endangering life or public welfare.

b. A \$3,000 cash deposit or other suitable guarantee as determined by the City Engineer is posted for each lot where grading cannot be completed or verified. Occupancies allowed prior to completion of grading and verification of the same shall have a strict completion date as established by the City Engineer at the time of occupancy. The City shall return the guarantee for the full amount (no interest) after completion of the lot grading, submittal of a final survey and acceptance by the City inspector.

***Section 113: Amend paragraph 113.4 "Violation Penalties" to read as follows:***

**"113.4 Violation Penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of an approved plan or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to a fine of not less than fifty dollars nor more than seven hundred fifty dollars. Each day that a violation continues shall be deemed a separate violation. The imposition of a fine shall not preclude the Building Commissioner from instituting appropriate legal action to prevent unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or

premises or to stop an illegal act, conduct, business or use of a building or structure in or about any premises.

***Section 115: Add Sections 115.6, 115.7, 115.8 and 115.9 as follows:***

**115.6 Vacating Structures.** When in the opinion of the building official there is an actual and immediate danger of failure or collapse of a building or structure or any part thereof which would endanger life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the building or structure, the building official shall require the occupants to vacate the same forthwith. He shall cause to be posted at each entrance to such building a notice reading as follows: "This structure is unsafe and its use or occupancy has been prohibited by the Building and Zoning Commissioner, and it shall be unlawful for any person to enter such building or structure except for the purpose of making the required repairs or demolishing the same.

**115.7 Temporary Safeguards.** When in the opinion of the building official there is actual and immediate danger of collapse or failure of a building or structure or any part thereof which would endanger life, he shall cause the necessary work to be done to render such building or structure or part thereof temporarily safe, and shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

**115.8 Costs of Emergency Repairs.** Costs incurred in the performance of emergency work shall be paid from the treasury of the jurisdiction on certificate of the duly authorized official and the legal authority of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe building or structure was located for the recovery of such costs.

**115.9 Closing Streets.** When necessary for the public safety, the duly authorized official may temporarily close sidewalks, streets, buildings and structures and places adjacent to such unsafe structures, and prohibit the same from being used.

***Add a Section 116, "Posting Structures" and sections 116.1 through 116.4, as follows:***

**Section 116 Posting Structures**

**116.1 Posted Use and Occupancy.** Every building and structure and part thereof designed for business, factory and industrial, high hazard, mercantile, or storage use (use groups B, F, H, M and S) as defined in Article 2, shall be posted on all floors by the owner with a suitably designed placard in a form designated by the Building and Zoning Commissioner, which shall be securely fastened to the structure in a readily visible place, stating the use group, the fire grading, the live load and the occupancy load.



**116.2 Posted Occupancy Load.** Every room constituting a place of assembly shall have the occupancy load of the room posted in a conspicuous place, near the main exit from the room. Approved signs shall be maintained in a legible manner by the owner or his authorized agent. Signs shall be durable and shall indicate the number of occupants permitted for each room use.

**116.3 Replacement of Posted Signs.** All posting signs shall be furnished by the owner and shall be of permanent design; they shall not be removed or defaced and if lost, removed or defaced, shall be immediately replaced.

**116.4 Periodic Inspection.** The Building and Zoning Commissioner and/or other duly authorized official may periodically inspect or cause to be inspected all existing buildings and structures, except one-family and two-family dwellings, for compliance with the law in respect to posting; or may accept the report of such inspection from an authorized licensed professional engineer or architect; and such inspection and report shall specify any violation of the requirements of this Code in respect to the posting of floor load, fire grading, occupancy load and use group of the building."

***Add a Section 117 "Demolition and Moving of Structures", as follows:***

**Section 117 Demolition and Moving of Structures**

**117.1 Service Connections.** Before a permit is issued to demolish or move a structure, the owner or agent shall notify all utilities having service connections within the structure such as water, electric, gas, sewer and other utilities. A permit to demolish or move a structure shall not be issued until verification is made by the utilities, confirming that their respective service connections and appurtenant equipment, such as meters, regulators, etc., have been removed or sealed and plugged in a safe manner.

**117.2 Site Safety.** Whenever a structure is demolished or moved, the premises shall be maintained free from all unsafe or hazardous conditions by the erection of the necessary fencing to keep the public from entering the site. Unsafe materials shall be removed and established grades shall be restored as soon as practicable.

**117.3 Demolition Plan.** Prior to issuance of a demolition permit, a demolition plan shall be submitted including a plot plan showing the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain. The demolition plan shall include a description of methods used for demolition and removal and of the methods to be used to minimize potential impacts including noise, debris and dust.

***Add a Section 118, "Contractor Responsibility", as follows:***

**118.1 Contractor Responsibility**

**118.1 Contractor Responsibility.** The actual construction of the work shall be the responsibility of the general contractor as identified on the approved building permit. The general contractor shall execute all work in accordance with the approved construction documents, and shall execute and control all methods of construction in a safe and satisfactory manner in accordance with all applicable local, state, and federal statutes and regulations.

**15.101.150 Permit and Inspection Fees.**

A. Payment of Fees. All base fees shall be paid at the time of submittal of the permit application and plans. Other fees calculated from square footage, estimated cost, and other unit measures shall be paid prior to issuance of a permit. Additional fees and reimbursements that are incurred after issuance of a permit shall be paid prior to issuance of a certificate of occupancy. All permit fees are non-refundable.

B. Building Permit-Fees. Permit fees for construction, alteration, demolition, installation and other work as listed herein are established as follows:

1. New residential buildings:

a. Single family detached dwellings

i. Base fee: one hundred ten (\$110.00) dollars.  
(Due at time of submittal.)

ii. \$0.23 per square foot of each level of building-  
including basement, garage, and crawl space.

b. Single family attached dwellings - townhouse/duplex

i. Base fee: one hundred ten (\$110.00) dollars  
per dwelling unit. (Due at time of submittal.)

ii. \$0.23 per square foot of each level of building-  
including basement, garage, and crawl space.

c. Multi-family buildings-apartment/condominiums

i. Base fee: three hundred twenty (\$320.00)  
dollars for entire building. (Due at time of  
submittal.)

ii. \$0.23 per square foot of each level of building-  
including basement, garage, and crawl space.

2. New industrial, business, commercial or other non-residential building:

- a. Base fee: three hundred (\$320.00) dollars for entire building.  
(Due at time of submittal.)
- b. \$0.37 per square foot for the first 10,000 square feet.
- c. From 10,001 square feet and above, \$0.12 per square foot.

3. Additions to existing buildings:

a. Residential

- i. Base fee: one hundred ten (\$110.00) dollars.  
(Due at time of submittal.)
- ii. \$0.23 per square foot of each floor level-  
including basement, garage, and crawl space.

b. Industrial, business, commercial or other non-residential  
buildings

- i. Base fee: three hundred (\$320.00) dollars.  
(Due at time of submittal.)
- ii. \$0.34 per square foot for the first 10,000  
square feet.
- iii. From 10,001 square feet and above, \$0.12  
per square foot.

4. Alterations to existing buildings:

a. Residential

- i. Base fee: one hundred ten (\$110.00) dollars.  
(Due at time of submittal.)
- ii. For estimated cost up to four thousand dollars,  
no additional fee.
- iii. For estimated cost from four thousand dollars  
to twenty-four thousand dollars, five dollars and  
eighty-five cents (\$5.85) for each one thousand  
dollars or fraction thereof.
- iv. For estimated cost in excess of twenty-four  
thousand dollars, two dollars and sixty-five cents

(\$2.65) for each one thousand dollars or fraction thereof.

b. Industrial, business, commercial or other non-residential buildings

i. Base fee: three hundred twenty (\$320.00) dollars. (Due at time of submittal.)

ii. For estimated cost up to four thousand dollars, no additional fee.

iii. From four thousand and one dollars to twenty-four thousand dollars of estimated cost, five dollars and eighty-five cents (\$5.85) for each one thousand dollars or fraction thereof.

iv. For estimated cost in excess of twenty-four thousand dollars, two dollars and sixty-five cents (\$2.65) for each one thousand dollars or fraction thereof.

5. Miscellaneous permits:

a. New and replacement central air conditional units, furnaces, roof top units (HVAC), generators, water heaters, and similar equipment

Base fee: thirty (\$30.00) dollars. (Due at time of submittal.)

b. Outdoor decks

Base fee: sixty-five (\$65.00) dollars. (Due at time of submittal.)

c. Demolition or wrecking of any building or other structure

i. Residential

- Base fee: two hundred sixty-five (\$265.00) dollars. (Due at time of submittal.)

ii. Industrial, business, commercial or other non-residential building

- Base fee: three hundred seventy-five (\$375.00) dollars. (Due at time of submittal.)

- iii. All partial demolitions that do not include disconnect of any utility service.
  - Base fee: forty-five (\$45.00) dollars. (Due at time of submittal.)

d. Elevators or lifts

- i. Base fee: eighty (\$80.00) dollars. (Due at time of submittal.)
- ii. Reimbursement of direct costs of review fee from Elevator Inspection Service

e. Fences

- Base fee: fifty (\$50.00) dollars. (Due at time of submittal.)

f. Garages

- i. Detached
  - Base fee: eighty (\$80.00) dollars. (Due at time of submittal.)
- ii. Attached
  - Base fee: one hundred thirty-five (\$135.00) dollars. (Due at time of submittal.)

g. Commercial Kiosk

- Base fee: forty-five (\$45.00) dollars. (Due at time of submittal.)

h. Landscape review

- Reimburse City for direct cost for review of landscape plans and tree preservation plans by a landscape architect.

i. Lawn sprinklers

- Base fee: ninety-five (\$95.00) dollars. (Due at time of submittal.)

j. Low voltage installations (lighting, fountains, etc.)

Base fee: eighty (\$80.00) dollars. (Due at time of submittal.)

k. Outdoor sales-temporary tents-trailers (where permitted)

Base fee: fifty-five (\$55.00) dollars. (Due at time of submittal.)

l. Parking lots

Base fee: eighty (\$80.00) dollars. (Due at time of submittal.)

m. Re-roofs

i. Residential

- Base fee: thirty (\$30.00) dollars. (Due at time of submittal.)

ii. Commercial, industrial or other non-residential buildings

- Base fee: fifty-five (\$55.00) dollars. (Due at time of submittal.)

n. Sewer or water repair or replacement; sewer clean outs (utility repair)

Base fee: forty-five (\$45.00) dollars. (Due at time of submittal.)

o. Sheds 24 sq. ft. or more:

Base fee: fifty (\$50.00) dollars. (Due at time of submittal.)

p. Shoring, raising, underpinning or moving of a building

i. Base fee: thirty (\$30.00) dollars. (Due at time of submittal.)

ii. For each one thousand cubic feet of volume or fractional part thereof, two dollars and fifteen cents (\$2.15) per thousand cubic feet, not to exceed five hundred thirty-five (\$535.00) dollars.

q. Siding, soffit, and fascia (replace, repair or new)

Base fee: forty-five (\$45.00) dollars. (Due at time of submittal.)

r. Signs (canopy, marquees, temporary signs and banners)

i. Permanent

- Base fee: eighty (\$80.00) dollars. (Due at time of submittal.)

ii. Temporary

- Base fee: thirty (\$30.00) dollars. (Due at time of submittal.)

s. Swimming pool

i. In-ground

- Base fee: one hundred sixty (\$160.00) dollars. (Due at time of submittal.)

ii. Above ground designed for water depth over 24 inches:

- Base fee: forty-five (\$45.00) dollars. (Due at time of submittal.)

t. Window replacement

Base fee: forty-five (\$45.00) dollars. (Due at time of submittal.)

6. Additional Fire Department Fees:

- a. Review of fire alarm system plans: Base fee: seventy-five dollars (\$75.00)
- b. Review of sprinkler system plans: Base fee: seventy-five dollars (\$75.00)
- c. Review of standpipe system: Base fee: seventy-five dollars (\$75.00)
- d. Review of other fire extinguishing system (kitchen suppression): Base fee: seventy-five dollars (\$75.00)
- e. Review of above-ground and underground storage tank plans: Base fee: seventy-five dollars (\$75.00)
- f. Underground flush inspection: seventy-five dollars (\$75.00)

7. Additional fees:

- a. Initial Architectural Plan review and examination fees: no additional charge (included in base fee).
- b. Review of revised plans and specifications: one-half of base fee.
- c. Revisions to approved construction plans submitted after issuance of a building permit, when initiated by the permit holder, owner, contractor or architect: One-half of base fee.
- d. Re-inspection fees (due prior to issuance of a certificate of occupancy):
  - i. Sixty (\$60.00) dollars per Building Department re-inspection for all types of inspections during construction (excluding finals)
  - ii. Seventy-five dollars (\$75.00) per Fire Department re-inspection for all types of inspections during construction (excluding finals)
  - iii. Eighty (\$80.00) dollars per re-inspection for all residential final inspections.
  - iv. One hundred sixty (\$160.00) dollars per re-inspection for all industrial, commercial, business and other non-residential final inspections.
- e. Temporary certificates of occupancy (due prior to issuance of the temporary certificate of occupancy):
  - i. Residential: Eighty (\$80.00) dollars
  - ii. Industrial, commercial, business or other non-residential building: One hundred sixty (\$160.00) dollars
- f. Reimbursement for Fire Protection Engineer services: The applicant shall reimburse the City for the actual cost of services billed to the City by a fire protection engineer in relation to review of plans and specifications, meetings, inspections, and associated tasks relative to any application for permit.



- g. Reimbursement for Public Works Department Review: The applicant shall reimburse the City for the cost per productive work hour for the City Engineer and each Public Works Department staff member involved in review, meetings, inspections, and associated tasks relative to any application for permit."

**Section 2:** That after the adoption and approval hereof this Ordinance shall (a) be printed or published in book or pamphlet form, published by the authority of the City Council, or (b) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in an with a general circulation within the City of St. Charles; however, this Ordinance shall not become effective before August 1, 2004.

Presented to the City Council of the City of St. Charles, Illinois this 6th day of July, 2004.

Passed by the City Council of the City of St. Charles, Illinois this 6th day of July 2004.

Approved by the Mayor of the City of St. Charles, Illinois this 6th day of July, 2004.

  
Susan L. Klinkhamer, Mayor

Attest:

  
City Clerk

**Council Vote:**

Ayes: 9  
Nays: 0  
Abstain: 0  
Absent: 1

Ordinance No. 2004-M-65

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Approved as to Form:

Timothy D. O'Neil  
City Attorney

Date: 7/6/04

# State of Illinois

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**\$5.**

## Counties of Kane and DuPage

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# Certificate

I, KRISTIE A. NEPHEW, certify that I am the duly elected and acting  
Municipal Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on July 6, 2004, the Corporate Authorities of such municipality passed and approved Ordinance No. 2004-M-65, entitled

"An Ordinance Amending Chapter 15.101,  
"Administration, Enforcement, Fees and Penalties,"  
of the St. Charles Municipal Code,"

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2004-M-65, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on July 9, 2004, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

**DATED** at St. Charles, Illinois, this 6th day of July, 2004.

Kristie A. Nephew  
Municipal Clerk

Municipal Clerk

